

STANDARD APPLICATION
**Harford County
Board of Appeals**

Bel Air, Maryland 21014

RECEIVED

SEP - 5 2013

HARFORD COUNTY COUNCIL

Case No. 5805
Date Filed 8/30/13
Hearing Date _____
Receipt _____
Fee 450.00
Type Var.

Information to be Submitted with Application

1. A plot plan drawn to scale indicating all pertinent data.
2. A list of all adjoining property owners with mailing addresses.
3. Names and addresses of all persons having legal or equitable interest in the property.
4. All required supporting documentation or additional studies as may be required; including traffic and environmental studies, etc.

NOTE:

All applicants **MUST** schedule a pre-application meeting with the Department of Planning and Zoning prior to filing any application to the Board of Appeals.

To schedule please call 410-638-3119.

Shaded areas for Office Use Only

Nature of Request and Section(s) of Code

CASE 5805 MAP 33 TYPE Variance

ELECTION DISTRICT 03 TAX ID 03030210

LOCATION 310 E. Jarrettsville Road, Forest Hill 21050

BY Loyal Order of Moose

Appealed because a variance pursuant to Sec. 267-54 Table 54-1 of the Harford County Code to allow a 17 foot rear yard setback for an institutional building (50 foot setback required) and to allow the building within the required 50 foot Use Setback in the RR district requires approval by the Board.

Owner (please print or type)

contact Rick Espy 443 528 4066

Name Loyal Order of Moose Bel Air Lodge 1952 Phone Number 410 838 9624

Address 310 East Jarrettsville Rd Forest Hill MD
Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Land Description

Address and Location of Property 310 E. Jarrettsville Rd Forest Hill
behind Wargo's Restaurant

Subdivision _____

Acreage/Lot Size 30.16 + -

Election District 03

Zoning R.R.

Lot Number _____

Tax Map No. 33

Grid No. 4F

Parcel 287

Tax ID # 03030210

Water/Sewer: Private ☒

Public _____

List ALL structures on property and current use: Lodge Building - Hall, kitchen, offices,
restroom in Social Quarter

Estimated time required to present case: 30

If this Appeal is in reference to a Building Permit, state number _____

Would approval of this petition violate the covenants and restrictions for your property? Yes _____ No ☒

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No ☒

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes _____ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes _____ No ☒

Request

See attached

Justification

See attached

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

Bel Air Moose Family Center 1952
310 East Jarrettsville RD
PO Box 187
Forest Hill, MD 21050
410 838 9624

8/6/13

Variance Letter to;

Harford County
Board of Appeals

The Bel Air Moose Lodge Family Center 1952 would like to proceed with the construction of a new pole building in the same location as the existing one. Do to existing utilities, parking lots, septic tanks and drain fields it is necessary to maintain the same location.

The use of the building is for pavilion, storage and turkey shoot room. The playground and recreation is also in the area of the building which we would like to incorporate the pavilion into. This would also be the closest location to the restroom facilities. The Moose Lodge has been having turkey shoots for approximately forty years which is another reason the building needs to maintain its present location.

As the plot plans will show we have 30 plus acres but only the area around the lodge building is accessible and usable do to drop offs, spring heads, wet lands and stream.

The neighbors directly in contact with the property at building location have expressed how much they appreciate the area being cleaned up and consider it an improvement to the community.

Thanks for your consideration in this matter.

Pat Pieper



Governor

Bel Air Moose Family Center 1952

❖ Contact person – Rick Espey, Administrator – 443 528 4066

Variance Meeting Highlights

1) Property layout;

- Slopes, woods, spring heads & stream locations.
- Parking lots.
- New building to go in **same foot print** as previous building but in 4' more from property line.

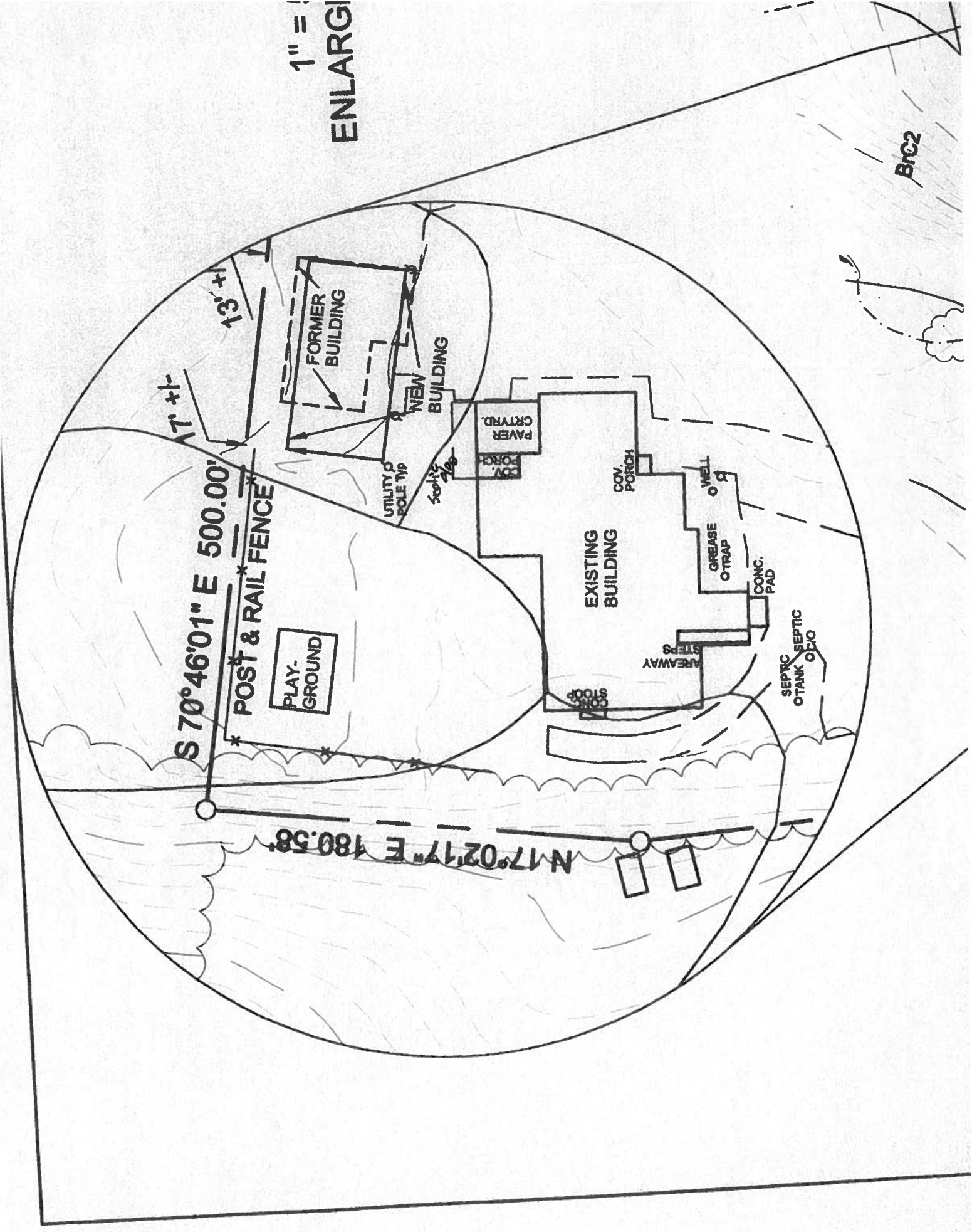
2) Utilities locations;

- Septic tank locations.
- Drain field.
- Septic reserve area.
- Well & back up well area.
- Utility trench area.

3) Hall layout;

- Location of restrooms in conjunction with the new building.
- Power for the new building all ready at exist from hall to previous building area.

1" = 10'
ENLARGED



B/C2